044.0	0001	0016.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,000 / 957,000
					USE VALUE:	957,000 / 957,000
					ASSESSED:	957,000 / 957,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
177		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLBERT STEPHEN J	
Owner 2:	COLBERT LAUREN	
Owner 3:		
Street 1:	177 FRANKLIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,720 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5720.000	478,800	4,900	473,300	957,000
Total Card	0.131	478,800	4,900	473,300	957,000
Total Parcel	0.131	478,800	4,900	473,300	957,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.79 | /Parcel: 371.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31076

GIS Ref

GIS Ref

Insp Date 11/10/18

!3743!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0001-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	479,000	4900	5,720.	473,300	957,200	957,200	Year End Roll	12/18/2019
2019	104	FV	347,300	4900	5,720.	502,900	855,100	855,100	Year End Roll	1/3/2019
2018	104	FV	347,300	4900	5,720.	366,800	719,000	719,000	Year End Roll	12/20/2017
2017	104	FV	325,700	4900	5,720.	319,500	650,100	650,100	Year End Roll	1/3/2017
2016	104	FV	325,700	4900	5,720.	272,100	602,700	602,700	Year End	1/4/2016
2015	104	FV	290,300	4900	5,720.	266,200	561,400	561,400	Year End Roll	12/11/2014
2014	104	FV	290,300	4900	5,720.	218,900	514,100	514,100	Year End Roll	12/16/2013
2013	104	FV	302,100	4900	5,720.	208,200	515,200	515,200		12/13/2012

PRINT

Date	Time
12/10/20	18:54:23

LAST REV

Date	Time
10/09/19	11:24:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLBERT KENNETH	29804-425		2/17/1999	Family	200,000	No	No		A

USER DEFINED

Prior Id # 1:	31076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1532	Redo Bat	12,500	C				
4/20/2017	437	Siding	38,345	O				
9/7/2016	2153	Porch	21,525	C				REPLACE FRONT PORC
11/10/2015	1747	Manual	14,827					
3/10/2014	188	Porch	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
6/10/2014	External Ins	PC	PHIL C
4/16/2009	Meas/Inspect	372	PATRIOT
3/13/2000	Measured	263	PATRIOT
8/18/1932		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5720		Sq. Ft.	Site		0	80.	1.03	1									473,282						473,300	

Total AC/HA:	0.13131	Total SF/SM:	5720	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	473,282	Spl Credit		Total:	473,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650478
Depreciation:	171726
Depreciated Total:	478752

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB	1				

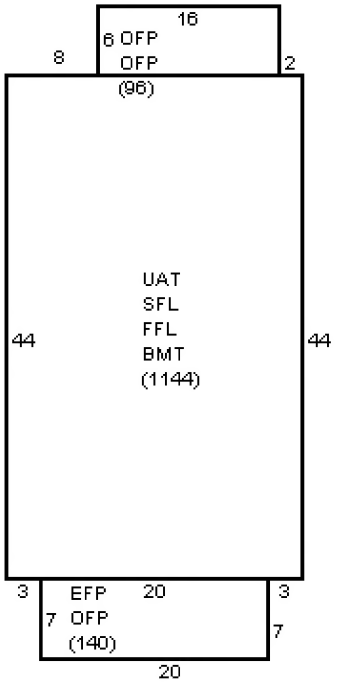
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	114.27
Final Total:	478800	Val/Su SzAd	209.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
OFP	Open Porch	332	21.040	6,985
UAT	Upper Attic	286	129.320	36,986
EFP	Enclos Porch	140	45.740	6,403

Net Sketched Area:	4,190			Total:	536,477
Size Ad	2288	Gross Are	5048	FinArea	2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0001-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1924	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900